

CITY COUNCIL AGENDA

COUNCIL CHAMBERS – 57 EAST FIRST STREET

Monday, May 18, 2009
5:45 P.M.

Invocation by Pastor Gregory Dansby, Holy Temple Church of God in Christ.

Pledge of Allegiance.

Mayor's Welcome.

CITIZEN PARTICIPATION

All citizens are permitted and encouraged to speak on agenda items. If you are interested in speaking on an agenda item, please fill out a blue card in the back of the room and give it to the City Clerk. When the Council considers the item, you will be called to the podium to provide your comments.

CONSENT AGENDA

All items listed with an asterisk (*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

(Members of the Mesa City Council will attend either in person or by telephone conference call).

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1. Take action on all consent agenda items.
- *2. Approval of minutes of previous meetings as written.
3. Conduct a public hearing and take action on the proposed annual assessments for the Mesa Town Center Improvement District No. 228.
 - 3a. Public hearing on the proposed annual assessments for the Mesa Town Center Improvement District No. 228.
(District 4)
 - 3b. Take action on the following resolution:

Approving the proposed annual assessments for the Mesa Town Center Improvement District No. 228. The proposed annual assessments include a three percent rate increase that was approved by Council on March 3, 2008. **(District 4)**
4. Discuss, take public comment and take action on the following Minor General Plan Amendment and zoning case:
 - 4a. Public Hearing on Minor General Plan Amendment

GPMInor09-01 Text Amendment to the Mesa 2025 General Plan. Minor General Plan Amendment to amend Section 2.3.2 changing the definition for the Mixed Use/Employment Land Use Category and amend Section 14.2.1 changing the definition of Major General Plan Amendment. **(Citywide)**
 - 4b. Take action on the following resolution:

GPMInor09-01 Text Amendment to the Mesa 2025 General Plan. Minor General Plan Amendment to amend Section 2.3.2 changing the definition for the Mixed Use/Employment Land Use Category and amend Section 14.2.1 changing the definition of Major General Plan Amendment. **(Citywide)**

P&Z Recommendation: Adoption. (Vote: 6-0).

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5. Take action on the following liquor license applications:

*5a. Fat Willy's Family Sports Grill

New Restaurant License for Fat Willy's Family Sports Grill, 1762 S. Greenfield Road, Fat Willy's Greenfield LLC – Applicant, Christopher Robert Gelenites – Agent. The previous Restaurant License held at this location by Bennett Hospitality LLC., issued July 17th, 2008 will revert back to the State. **(District 6)**

6. Take action on the following contracts:

*6a. Purchase of Two (2) Replacement Heavy-Duty Chassis Vehicles with Roll-Off Container System for the Solid Waste Management Department

The Business Services Department recommends awarding the contract to the lowest, responsive and responsible bidder, Vanguard Trucks of Phoenix at \$389,802.02, including applicable sales tax. **(Citywide)**

*6b. Purchase of a Portable Digital Imaging System for the Mesa Police Department's Bomb Team (Fully Funded UASI Federal Homeland Security Grant Program) **(Sole Source)**

The Business Services Department recommends awarding the contract to the sole source bidder, Logos Imaging LLC at \$27,053.56, including applicable use tax. **(Citywide)**

*6c. Purchase of Replacement Digital Microwave Tower Equipment for the Communications Department (Law Enforcement Construction Bond Funded)

The Business Services Department recommends authorizing purchase from the Western States Contracting Alliance (WSCA) contract with Harris Stratex Networks, Inc. at \$36,339.07, including applicable use tax. **(Citywide)**

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- *6d. Purchase of a Replacement Inductively Coupled Plasma-Optical Emission Spectrometer for Water Resources, Compliance Laboratory

The Business Services Department recommends awarding the contract to the lowest, responsible and responsive bidder, PerkinElmer Health Sciences Inc. at \$77,678.62, including applicable use tax. **(Citywide)**

- *6e. Term Contract for Slurry Seal Sand for the Transportation Department, Field Operations (Transportation Sales Tax Funded)

The Procurement Services Department recommends awarding contracts to the lowest responsive, responsible bidders, Mesa Materials at \$433,018.48 (primary) and Vulcan Materials Co. at \$22,843.18 (secondary) for a total of \$455,861.66 annually, including applicable sales tax, based on estimated requirements. **(Citywide)**

- *6f. Term Contract for Replacement Fitness Equipment and Supplies for the Parks, Recreation and Commercial Facilities Department's Red Mountain Multigenerational Center and Various Other City Departments As Needed

The Business Services Department recommends awarding contracts to the lowest, responsive and responsible bidders as follows: Gym Source California LTD dba Gym Source at \$113,505.00 annually and Tempe Fitness 4 Home Superstore dba Commercial Fitness at \$16,215.00 annually, for a total annual award of \$129,720.00, including applicable sales tax. **(Citywide)**

- *6g. Purchase of One (1) Class 8 Conventional Tractor (Semi-Cab & Chassis) for the Mesa Fire Department (Fully Funded Federal Homeland Security Program, 2008 Urban Area Security Initiative Grant)

The Business Services Department recommends awarding the contract to the lowest, responsive and responsible bidder, McCandless of Arizona at \$111,991.49, including applicable sales tax. **(Citywide)**

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- *6h. Gas System and Water Line Replacement in the area bounded by University Drive to the north; Main Street to the south; Extension Road to the west; and Date Street and Country Club Drive to the east.

City of Mesa Project No. 01-456-002 will replace water lines and gas lines including valves and fire hydrants.

Approximately 5,200 linear feet of new 12-inch ductile iron pipe (DIP) and 13,400 linear feet of 8-inch DIP will replace existing lines. The new water lines will provide reliable water service and sufficient fire flow to our customers. All existing water meters will be replaced with automated meter reading (AMR) compatible water meters, and all existing water service lines and fire hydrants will be replaced.

Approximately 16,500 linear feet of 2-inch polyethylene (PE) gas line will replace existing lines. The new gas lines will provide safe and reliable gas service to our customers. All existing gas meters will be replaced with AMR compatible gas meters. Many of the existing gas meter set assemblies will be relocated to new locations to meet current code requirements, and all existing gas service lines will be replaced.

Recommend award to the low bidder, Summit Builders Construction Company, in the amount of \$2,418,010.11 plus an additional \$241,801.00 (10% allowance for change orders) for a total award of \$2,659,811.11. \$1,430,000.00 of this project may be funded with a low interest loan (approximately 2%) from the American Recovery and Reinvestment Act of 2009 (ARRA) through Water Infrastructure Finance Authority of Arizona (WIFA). The remainder of this project may be funded from the Adopted FY 08/09 and 09/10 Water Bond Capital program and Gas Bond Capital program. **(District 4).**

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*6i. Access Manholes for 42-inch PCCP Water Mains and Tee Connection

Council awarded the contract for City of Mesa Project No. 05-055-001 on July 8, 2008. During construction, several unknown conditions were discovered when the 108-inch water line was excavated which resulted in the need for additional work. There were no alternatives to completing this work on the water line. Staff directed the contractor to proceed with the work in order to maintain the reliability of the water distribution system and to open a major street intersection to traffic. The original contract amount was \$578,000.00, plus \$57,800.00 for change orders. With the change order allowance, the total contract amount was \$635,800.00. The final cost of construction including the cost to cover unforeseen conditions is \$696,228.67.

Recommended Council increase the contract amount by \$60,428.67, for a total contract amount of \$698,228.67. Funding for this work will come from the approved FY 08/09 Water Bond Capital Bond program. **(Council Districts 1 and 5).**

*6j. ADA Improvements at Dobson Library, 2425 S. Dobson Road.

City of Mesa Project No. 06-036-001 will consist of upgrading the existing library to comply with the requirements of Americans with Disabilities Act (ADA). The work will include modifying restrooms, the break room, entrances and other miscellaneous items in accordance with these standards.

Recommend award to the low bidder, Renovation Solutions Group Inc., in the amount of \$63,031.47 plus an additional \$6,303.15 (10% allowance for change orders) for a total award of \$69,334.62. Funding is from existing bond proceeds in the Library Bond Program. **(Council District 3).**

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*6k. Additional Chiller for the District Cooling Plant, 1 East Main Street.

City of Mesa Project No. 06-051-001 will install a new 950 ton variable frequency drive chiller, cooling tower, pumps and all other mechanical and electrical work associated with the installation of the new equipment in the programmed expansion space. Other work included that will facilitate the installation of a fifth chiller at a future when addition capacity may be required.

Recommend award to the low bidder, Premier Mechanical Corporation, in the amount of \$979,814.00 plus an additional \$97,981.40 (10% allowance for change orders) for a total award of \$1,077,795.40. Funding is available in the adopted FY 08/09 District Cooling Capital Project. **(District 4).**

*6l. Northwest Water Reclamation Plant Miscellaneous Rehabilitation Improvements.

City of Mesa Project No. 07-010-001 will repair deterioration of below grade concrete structures, influent bar screen equipment, and metal gates guides to extend their useful life, reduce maintenance and operation of the facilities and reduce the risk of system failure.

Recommend award of the construction phase service contract to Garney Construction, with a Guaranteed Maximum Price (GMP) of \$1,513,142.00 plus an additional \$151,314.20 (10% allowance for change orders) for a total award of \$1,664,456.20. Funding is available in the Preliminary 09/10 Wastewater Capital Bond Program. **(District 1).**

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- *6m. Centennial Hall Flooring Improvements, 201 North Center Street.

City of Mesa Project No. 08-907-001 will refinish the existing concrete floor and repair the existing recessed electrical and data boxes.

Recommend award to the low bidder, Woodruff Construction, in the amount of \$92,030.00 plus an additional \$9,203.00 (10% allowance for change orders) for a total award of \$101,233.00. Funding is available from the approved FY 08/09 Parks, Recreation and Commercial Facilities Department **(District No. 4)**.

7. Take action on the following resolutions:

- *7a. Granting a Public Utility Easement on City-owned Property in the 4500 block of East Mallory Street, Falcon Field Airport.

This easement is necessary to provide public utility facilities to Falcon Pacific Aviation Hangars project. **(District 5)**

8. Discuss, receive public comment, and take action on the ordinances introduced at a prior Council meeting. Any citizen that wants to provide comment should submit a blue card to the Clerk before the item is voted on. If a citizen wants to comment on an item listed with an asterisk (*), a blue card must be given to the Clerk before Council votes on the consent agenda.

- *8a. **Z09-04** 1017 South 88th Street. Located north of Southern Avenue and west of Ellsworth Road. (1.11± ac) District 6. Rezone from Maricopa County RU-43 to City of Mesa R1-43. For the establishment of City of Mesa zoning on recently annexed property. **(District 6)**

PHO Recommendation: Approval with Conditions.

- *8b. **Z09-05** 7938 East 2nd Avenue. Located east of Sossaman Road and south of Main Street. (0.21± ac) District 6. Rezone from Maricopa County R1-6 to City of Mesa R1-6. For the establishment of City of Mesa zoning on recently annexed property. **(District 6)**

PHO Recommendation: Approval with Conditions.

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- *8c. **Z09-06** 39 North 98th Street. Located south of Brown Road and west of Crismon Road. (1.07± ac) District 5. Rezone from Maricopa County RU-43 to City of Mesa R1-43. For the establishment of City of Mesa zoning on recently annexed property. **(District 5)**

PHO Recommendation: Approval with Conditions.

9. Take action the following subdivision plat:

- *9a. “Tuscany Villas at Painted Mountain Amended” – **(District 5)**
– 6202 East McKellips Road (north side) located north and east of McKellips Road and Recker Road. 80 R1-6 PAD DMP Townhome lots (6.77 ac.) Partnership Holdings, LLC, owner; Harold N. Epperson, Palatine Engineering Consultants, Engineer.

- Off** 10. Take action on the following recommendations from METRO for the
Consent extension of high capacity transit in the City of Mesa.

- 10a. Recommend the approval of the Main Street alignment as the locally preferred alternative through downtown Mesa. **(Districts 2, 3 and 4).**

- 10b. Recommend extending light rail transit on Main Street from Sycamore to Gilbert Road. **(Districts 2, 3 and 4).**

- *11. Adopt a Notice of Intention to adjust rates or rate components, fees and/or service charges for irrigation water, natural gas, electric, reclaimed water, wastewater and water and establishing June 22, 2009 as the date for the public hearing. **(Citywide)**

12. Items from citizens present. (Maximum of three speakers for three minutes per speaker).